

# 90 Stratton Terrace, Manly, Qld 4179



## House For Sale

Friday, 26 January 2024

90 Stratton Terrace, Manly, Qld 4179

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 1012 m2

Type: House



Oliver Foran



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## FOR SALE

Nestled in the sought-after Manly terraces where opulence and lifestyle seamlessly blend, this three-level home on an expansive 1,012m<sup>2</sup> plot epitomizes luxurious Bayside living, presenting a truly rare opportunity. Designed by architects and masterfully constructed, "Stratton House" brings to life the lifestyle you've envisioned, all within walking distance to the waterfront, Manly's vibrant high street cafes, and the express city train station. Spanning an impressive 660m<sup>2</sup> across three levels, this magnificent abode is a distinctive marvel. A gracious family home, it provides an ideal space for any occasion, offering unparalleled entertainment possibilities. As you pass through the secure gated entry and patio area, the journey begins. The entrance, adorned with handcrafted, coal-fired bricks by Melbourne-based Peterson Tegl, leads to expansive, sunlit living spaces that benefit from an open void and extensive use of glass. The ultra-modern kitchen, featuring a stunning corian bench, spacious butler's pantry, elevated dishwasher & ovens, and high-quality fixtures, is unlike anything you've seen before. The breathtaking 18m lap pool, complete with a spa, water feature, shallow area for children, and an outdoor shower, is a focal point for family enjoyment. The ground level also boasts a fully equipped media room with a darkened interior & flocked wallpaper, providing the ultimate cinema experience. Ducted air conditioning ensures year-round comfort on this level.

**GROUND LEVEL HIGHLIGHTS:**

- 18m lap pool with spa, water feature and shallow area
- Generous alfresco spaces for large gatherings
- Outdoor kitchen with built-in barbecue & fridge
- Air-conditioned gym room and 7th bedroom
- Pool-accessible bathroom
- Stunning bar area with backlit marble feature
- Spacious laundry
- Double garage PLUS storage space
- Outdoor fire pit area with timber seating

The middle level is dedicated to generously-sized, air-conditioned bedrooms. The master suite is a haven with a walk-through robe, deluxe ensuite with spa, heated flooring, ducted air conditioning, and a private balcony offering breathtaking bay views. Also on this level are a family bathroom with heated flooring, a designated study with built-in fixtures, and ample storage. Quality NZ Bremworth wool carpets ensure comfort and durability. The top level features an air-conditioned family room, kitchenette, bedroom, and bathroom—ideal for guest quarters or additional family/teenage retreat space. A spacious deck runs the width of this level, providing the perfect setting for entertaining and enjoying moonlit evenings overlooking the Bay. The landscaped gardens are low maintenance, and there is ample car accommodation, including an oversized double garage, off-street parking, and additional side access with provisions for a boat/caravan/trailer. A short walk from the Village, Manly Train Station, and the popular Esplanade with over 6kms of walking and riding paths, this location offers easy access to the vibrant amenities of Manly, Queensland. Manly, Queensland has long been a coveted location with its village atmosphere and laid-back lifestyle. Residents enjoy specialty stores, cafes, and a burgeoning restaurant precinct. The Bay offers a myriad of family-friendly activities, including Sunday Craft Markets and Jan Powers Farmers Markets along the foreshore, parks, bike riding tracks, and boating clubs such as Moreton Bay, Wynnum/Manly Yacht Club, and the Royal Queensland Yacht Squadron. Some of Brisbane's top schools, including St John Vianney, Manly State Primary School, Iona College & Moreton Bay Girls & Boys Colleges, are situated in the Bayside area. With the Gateway Motorway just 10 minutes away, commuting to Brisbane city, Gold Coast/Sunshine Coast, and Brisbane Airport is effortless.